From: Danny Mapili - WPD-C
To: Joshua Hill
Cc: Marcus Witowski - WPRA; Mark Stadsklev - WPRA; Edwin Lopacki; Carrie Anderson; Doug Foster; Anton Porter; Terry Lamb Sr.; Ronye Palmer - WPTAA
Subject: Re: Master Construction Cost Proposal for FERC Renovation Project
Date: Wednesday, November 16, 2016 5:13:13 PM
Attachments: image001.png

Josh,
Thank you for your email. Responding to some of your questions:

1. What are the implications of the April date cannot be met?
GSA Response - Initially, FERC has stated that April 2017 is when we are looking to get the RWA funding. This was what we have stated with the Lessor. In working with the Lessor and Balfour, we were successful to have Balfour hold the pricing from a Nov. 2016 to around May 2017 Phase 1 Award (if we issue a Phase 1a and Phase 1b). It was in a later meeting that we understood that April 2017 is not a commitment, rather a best forecast. We did not want to go back to the Lessor since the true impact is not known until we actually have a commitment to award Phase 1B. It will be a moot conversation for the time being. But in the lessor's letter (CBRE), it was noted that if the award or any of the awards in the award schedule is not met by the government, we will asses at that time what the impact will be. We can forecast something today, but maybe different when it actually happens. In my experience with similar projects, some common impact is that the subcontractor may request for an escalation in increase. This varies from 3% to 12 % depending on when we actually resume. Four to six months may not affect the pricing (Nov. 2016 to April 2017 is 5 months), but more than six months, there maybe some increase. Please note that our baseline is Nov. 2016 (Actually September 13, 2016 was the original targeted construction start). If April 2017 does not happen, and say it happen in Oct/Nov. 2017, this is about a year from Nov. 2016, so you would see an escalation between 3% to 12%. We don't know, but we will see the true impact when we have a true date. The other impact is the GC's general conditions. Obviously, the schedule will be extended, and we have agreed on a weekly rate. We will try our best to negotiate this costs. Site logistics is another added costs, since you have to immobilize, then remobilize again. There maybe (but not sure) some added Construction Administration costs from P+W. The true impact will be determined when we know when we can actually be able to award Phase 1B. Other phases will be affected too since everything slides.

2. What are the other alternatives?
GSA Response: There was a proposal from the Lessor to have the government barrow to cover the phases' costs (I don't know up to what phase/s). There was an internal dialogue in GSA, but was later put on hold understanding that April 2017 will happen. Being not the case, I will advise Mark. He should be able to resume this dialogue, and if the proposal from the Lessor would not violate any policies, Mark should reach out to you afterwards. If this goes through, we would continue in April 2017, and whenever your funding becomes available, we pay the Lessor for the amount that was barrowed. I will check with Mark, and will get back to you.

3. Also, was the award for 1A made as you laid out below?
GSA Response: Yes, the award for the Phase 1a (paid from TI Allowance was issued today)

4. If so, when can we expect a schedule for the mock-up space?
GSA Response: Awaiting lessor's response. A project meeting should takes place soon. I will advise.

Thanks,

Danny C. Mapili
Project Manager (Contractor)
Office of Design and Construction
U.S. General Services Administration (NCR-PBS)
301 7th Street SW, Room 7919
Washington, DC 20407
P 202-219-0376 | M 703-678-8289

On Fri, Nov 4, 2016 at 12:31 PM, Joshua Hill <Joshua.Hill@ferc.gov> wrote:

> Danny,
>
> Thank you for the information. With regard to the proposed award timeline for phase 1B by April 2017, based on our prior discussions, FERC is not in a position to commit to such timing. With the uncertainty of future Continuing Resolutions (CR) we have no way of knowing if we would be able to provide the required funding. To meet such timing, the next CR (in Dec) would need to provide our full appropriation at requested levels. There is little confidence that this will happen.
>
> What are the implications of the April date cannot be met? What are the other alternatives?

Also, was the award for 1A made as you laid out below? If so, when can we expect a schedule for the mock-up space?

Thanks,

Josh

Josh D. Hill, RPA | Director, Logistics Management Division
Phone: 202.502.6159 | Mobile: 202.590.7812 | Email: Joshua.Hill@ferc.gov

From: Danny Mapili - WPD-C [mailto:danny.mapili@gsa.gov]
Sent: Thursday, October 20, 2016 12:55 PM
To: Joshua Hill <Joshua.Hill@ferc.gov>
Cc: Marcus Witowski - WPRA <marcus.witowski@gsa.gov>; Mark Stadsklev - WPRA <mark.stadsklev@gsa.gov>; Edwin Lopacki <tony.lopacki@gsa.gov>
Subject: Fwd: Master Construction Cost Proposal for FERC Renovation Project

Josh,

Please see email below and its attachment.

With the total award for phase delayed until April of next year, we are successful with the Lessor for Balfour Beatty to hold their pricing with their subcontractor. Provided that the phase 1A be awarded by Oct. 31 (letter said Oct. 14, but in conversation I was able to persuade them to Oct. 31), and the Phase 1B by April of 2017.

There is a schedule of awards for the phases 2 to 5 that the Lessor has stated in the letter. If the award for the following phases are not met, it is only then that we would incur additional costs.

The award schedule is based on the FY groupings of phase or phases. Please review those dates, and let me know if those date are ok with FERC. Also those figures does not include the GSA fees for the RWA portion. I will update our funding plan later to show the accurate amount, but the figures will provide you the magnitude amount, and shold be enough for your forecast to see if it is ok.

Secondly, the bid summary calculation (the other attachment) will have some adjustments but not a lot. I have asked the lessor to spread the elevator service to all the phases. The insurance enhancement/or builder's risk needs to be spread out to all the phases as well. There re some calculation error on the fee formula that I have asked the Lessor to correct. But again, these are so small change that will affect magnitude forecast. i just need those corrected for accuracy.

Once we have the accurate values for each of the phases, GSA will process the award for the phase 1A (to make the 10/31/2016 deadline) using the TI allowance.

Will wait for your comments.

Thanks,

Danny C. Mapili

Project Manager (Contractor)

Office of Design and Construction

U.S. General Services Administration

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---------- Forwarded message ----------
From: **Hutchens, Timothy @ Fed Gov Leasing** <Tim.Hutchens@cbre.com>
Date: Thu, Oct 6, 2016 at 5:06 PM
Subject: RE: Master Construction Cost Proposal for FERC Renovation Project
To: Danny Mapili - WPD-C <danny.mapili@gsa.gov>
Cc: Mark Stadsklev - WPRA <mark.stadsklev@gsa.gov>, Steve Braesch <sbraesch@sgrinvestments.com>, "Tracey D. Dickens" <tdickens@ucpmanagement.com>, "Ruschaupt, Chris @ Washington DC" <Chris.Ruschaupt@cbre.com>, Deborah Perry <dperry@ucpmanagement.com>, "Lenahan, Timothy @ Fed Gov Leasing" <Timothy.Lenahan@cbre.com>

Danny, that makes sense. Attached is the revised proposal with it broken out by phase. As you will note it brings the Phase IA cost down significantly with corresponding increases in later phase costs. I have redone proposal letter and spreadsheet. We look forward to getting the Cost Acceptance and Phase IA Award letter. Thanks.

Timothy C. Hutchens | Executive Vice President

CBRE | **Federal Lessor Advisory Group**

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From: Danny Mapili - WPD-C [mailto:danny.mapili@gsa.gov]
Sent: Wednesday, October 05, 2016 3:18 PM
To: Hutchens, Timothy @ Fed Gov Leasing
Cc: Mark Stadsklev - WPRA; Steve Braesch; Tracey D. Dickens; Ruschaupt, Chris @ Washington DC; Deborah Perry; Lenahan, Timothy @ Fed Gov Leasing
Subject: Re: Master Construction Cost Proposal for FERC Renovation Project

Tim,

In checking with our contracts management, we will have an issue if we award the the elevator services for all the entire phases. The problem is that we will not be able to agree to be billed continously (I think you said 10 months) where the work has not been performed for the rest of the phases.

With that, can we break the elevator services per phase, so that when a phase is complete, all can be paid, and nothing will be left unpaid in the award of any phase, thus that contract for that phase can be closed.

Please revise and resubmit, and we should be ready to process the award for phase Ia.

Thanks,

Thanks,

Danny C. Mapili

Project Manager (Contractor)

Office of Design and Construction

U.S. General Services Administration

(NCR-PBS)

301 7th Street SW, Room 7919

Washington, DC 20407

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On Tue, Oct 4, 2016 at 4:29 PM, Hutchens, Timothy @ Fed Gov Leasing <Tim.Hutchens@cbre.com> wrote:

As promised in the earlier email, attached is the cost proposal and phasing summary. We look forward to receiving the Acceptance and Phase IA Notice of Award by 10/14. If we need a call or meeting to discuss please let us know promptly so we can stay on schedule and continue to the hold the pricing

Timothy C. Hutchens | Executive Vice President

CBRE | **Federal Lessor Advisory Group**

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From: Hutchens, Timothy @ Fed Gov Leasing
Sent: Tuesday, October 04, 2016 11:49 AM
To: Mark Stadsklev - WPRA; 'Danny Mapili - WPD-C'
Cc: Steve Braesch; 'Tracey D. Dickens'; Ruschaupt, Chris @ Washington DC; Deborah Perry; Lenahan, Timothy @ Fed Gov Leasing
Subject: Master Construction Cost Proposal for FERC Renovation Project

Mark and Danny,

As I outlined to both of you in recent calls, assuming we can move forward quickly with the Phase IA Award and be in position to release Phase 1B and 2 in May, 2017, we have been able to convince Balfour and the subs to hold the current pricing. Accordingly, the attached proposal contemplates this approach. I will send you the pricing summary separately. Also we are putting together a proposal for standby funding and if we are able to come together with the lender, should have you something by the end of the month. We look to getting the Phase IA award promptly.

Timothy C. Hutchens | Executive Vice President

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